



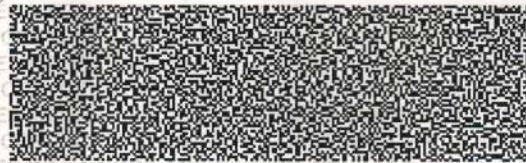
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA66949647192237S
 Certificate Issued Date : 13-Nov-2020 10:43 AM
 Account Reference : NONACC (FI)/ kacardb08/ ANEKAL/ KA-BN
 Unique Doc. Reference : SUBIN-KAKACARDB0826034516383615S
 Purchased by : VENKATA REDDY T B C HOMES INFRA CORP AND OTHERS
 Description of Document : Article 4 Affidavit
 Description : AFFIDAVIT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : VENKATA REDDY T B C HOMES INFRA CORP AND OTHERS
 Second Party : RERA KARNATAKA
 Stamp Duty Paid By : VENKATA REDDY T B C HOMES INFRA CORP AND OTHERS
 Stamp Duty Amount(Rs.) : 20
 (Twenty only)



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 ಭಾರತ ಸರ್ಕಾರದ ಮುಖಾಂತಿ



REDDY VENKATA REDDY

K.C. MUNISWAMY REDDY

I. VIJAYA GOPAL REDDY

DASARI VENKATA SUBBA REDDY

REDDY KASI RAMESHWARA REDDY

MANJUNATHESHWAR ILLINDRA

LAND OWNERS

M/s. TBC HOMES INFRA CORP
 Represented by its Partner
 MANU N
 PROMOTER



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shdilestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

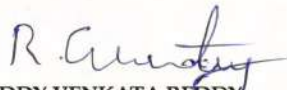
AFFIDAVIT CUM DECLARATION

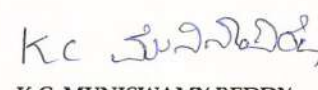
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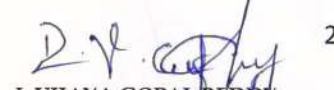
As per Section 38(2) of the Act, the Authority is vested with the power to regulate its own procedure; accordingly the Authority is empowered to ask the joint affidavit cum declaration from the landowner and developer, in order to complete the registration of the real estate Project developed under the joint development scheme.

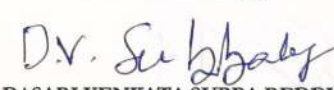
We, **M/s. TBC Homes Infra Corp**, being the Promoter/Developer of the proposed Project having its office at #Sy No. 86/4, Site No.23, Anekal Main Road, Bygadadenahalli, Chandapura, Anekal - 562 106, Bengaluru Urban, Karnataka, India, represented by its Partner and Authorized Signatory Sri. Manu N, S/o. P. Nagaraja Reddy ("Developer"), Promoter/Developer of the proposed Project "GRAND LACASA" and

- i. **SRI. REDDY VENKATA REDDY**, Son of Late Vema Reddy, Aged about 66 years, residing at No. 2999, Sri Venkateswara Temple Road, 7th Main, MC Colony, B Block, Davangere, being the land owner of bearing Survey Number 86/13, measuring 1 Acre 20 Guntas, situated at Baygadagnahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, converted vide Conversion Order dated 13.12.2012 in No. ALN(A & K) SR 168/2012-13 and also being the land owner of bearing Survey Number 94/1, measuring 18 Guntas, situated at Baygadagnahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, converted vide Conversion Order dated 08.03.2013 in No. ALN(A & K) SR 165/2012-13.
- ii. **SRI. K.C. MUNISWAMY REDDY**, Son of Late Chinnappa Reddy, Aged about 65 Years, is residing at No. 291, Vanakanahalli Village & Post, Anekal Taluk, Bangalore-562106 being the land owner of bearing Survey Number 86/14, measuring 1 Acre 2 Guntas, situated at Baygadagnahalli Village,

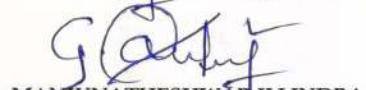

REDDY VENKATA REDDY


K.C. MUNISWAMY REDDY


I. VIJAYA GOPAL REDDY 2


DASARI VENKATA SUBBA REDDY


REDDY KASI RAMESHWARA REDDY


MANJUNATHESHWAR ILLINDRA

LAND OWNERS

M/s. TBC Homes Infra Corp
Represented by its Partner

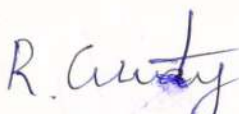
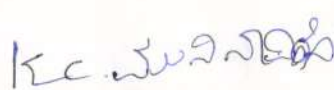
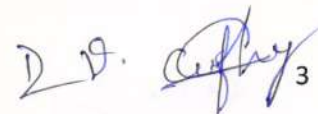
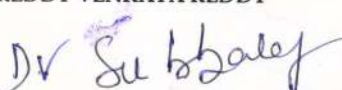
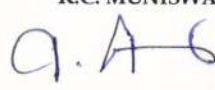
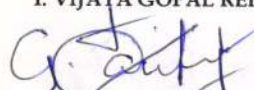
MANU N
PROMOTER



NO. OF CORRECTIONS. 

Kasaba Hobli, Anekal Taluk, Bangalore Urban District, converted vide Conversion Order dated 13.12.2012 in No. ALN(A & K) SR 127/2011-12.

- iii. **SRI. I. VIJAYA GOPAL REDDY**, Son of Thirupal Reddy, Aged about 45 years, residing at No. 2074, 1st Sector, 24th Main, HSR Layout, Bangalore-560102, being the land owner of bearing Survey Number 86/15, measuring 20 Guntas and 2 Guntas Kharab , situated at Baygadagnahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, converted vide Conversion Order dated 06.02.2014 in No. ALN(A & K) SR 134/2013-14.
- iv. **SRI. DASARI VENKATA SUBBA REDDY**, Son of Late Krishna Reddy, Aged about 44 years, Residing at No.51, Sapphire Squares, 2nd Floor, Behind HSR BDA Complex, HSR Layout, Bangalore-560102, being the land owner of bearing Survey Number 86/19, measuring 13 Guntas and 2 Guntas Kharab , situated at Baygadagnahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, converted vide Conversion Order dated 13.12.2012 in No. ALN(A & K) SR 121/2011-12 and being the land owner of bearing Survey Number 86/20, measuring 26 Guntas and 4 Guntas Kharab , situated at Baygadagnahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, converted vide Conversion Order dated 13.12.2012 in No. ALN(A & K) SR 126/2011-12.
- v. **SRI. REDDY KASI RAMESHWARA REDDY**, Son of Sri Reddy Venkata reddy, Aged about 39 Years No. 2999, Sri Venkateswara Temple Road, 7th Main, MC Colony, B Block, Davangere, being the land owner of bearing Survey Number 87/1, measuring 1 Acre, 32 Guntas, situated at Baygadagnahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, converted vide Conversion Order dated 10.02.2014 in No. ALN(A & K) SR 197/2013-14.

 REDDY VENKATA REDDY	 K.C. MUNISWAMY REDDY	 I. VIJAYA GOPAL REDDY
 DASARI VENKATA SUBBA REDDY	 REDDY KASI RAMESHWARA REDDY	 MANJUNATHESHWAR ILLINDRA

LAND OWNERS

For TBC HOMES INFRA CORP
TBC Homes Infra Corp
Represented by its Partner
MANUNATH
PROMOTER



NO. OF CORRECTIONS

- vi. **SRI. MANJUNATHESHWAR ILLINDRA** Son of Srinivasa Mallikarjuna Rao, Aged about 37 years, residing at No. 27-4-14, Illindravari Street, Gandhi Road, Ongole-523001, AP, being the land owner of bearing Survey Number 87/2, measuring 1 Acre, 24 Guntas, situated at Baygadagnahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, converted vide Conversion Order dated 30.09.2004 in No. ALN(A & K) SR 82/2004-05.

The Survey Number Sy No 86/13, 86/14, 86/15, 86/19, 86/20, 87/1, 87/2 & 94/1 totally measuring 7 Acres 35 Guntas and 8 Guntas Kharab, Situated Byagadadenahalli Village, Kasab Hobli, Anekal Taluk, Bangalore Urban District to be developed/developed do hereby solemnly affirm and jointly state on oath as follows:

1. I, the Second Deponent No. 1 **SRI. REDDY VENKATA REDDY**, being the land owner of bearing Survey Number 86/13, measuring 1 Acre 20 Guntas, situated at Baygadagnahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, having valid right, title and interest over the Said Land who has entered into the Joint Development Agreement dated 07.02.2020, registered as Document No. ANK-1-07771 /2019-20 of Book-I, stored in CD No. ANKD739, in the office Sub-Registrar, Anekal ("JDA") with the 1st Deponent for the Development of the Said Land by composite development of Layout. The copy of the JDA is annexed herewith as Annexure "A".
2. I, the Second Deponents **SRI. K.C. MUNISWAMY REDDY** being the land owners of bearing Survey Number 86/14, measuring 1 Acre 2 Guntas, situated at Baygadagnahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, having valid right, title and interest over the Said Land who has entered into the Joint Development Agreement dated 20.06.2020, registered as Document No. ANK-1-00986 /2020-21 of Book-I, stored in CD No. ANKD812, in the office Sub-Registrar, Anekal ("JDA") with the 1st

R. Venkatesh
REDDY VENKATA REDDY

K.C. Muniswamy
K.C. MUNISWAMY REDDY

I. Vijaya Gopal
I. VIJAYA GOPAL REDDY

D.V. Subbaya
DASARI VENKATA SUBBA REDDY

K.R. Rameshwar
REDDY KASI RAMESHWARA REDDY

M. Manjunath
MANJUNATHESHWAR ILLINDRA

LAND OWNERS

For **TBC HOMES INFRA CORP**
Represented by its Partner
[Signature]
PARTNER
PROMOTER

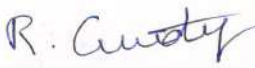


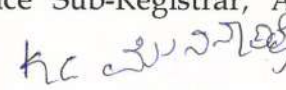
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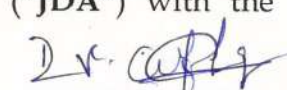
- vi. **SRI. MANJUNATHESHWAR ILLINDRA** Son of Srinivasa Mallikarjuan Rao, Aged about 37 years, residing at No at House No.27-4-14, Illindravari Street, Gandhi Road, Ongole-523001, AP, being the land owner of bearing Survey Number 87/2, measuring 1 Acre, 24 Guntas , situated at Baygadagnahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, converted vide Conversion Order dated 30.09.2004 in No. ALN(A & K) SR 82/2004-05.

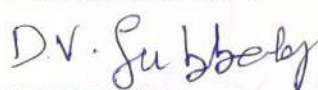
The Survey Number Sy No 86/13, 86/14, 86/15, 86/19, 86/20, 87/1, 87/2 & 94/1 totally measuring 7 Acres 35 Guntas and 8 Guntas Kharab, Situated Byagadadenahalli Village, Kasab Hobli, Anekal Taluk, Bangalore Urban District to be developed/developed do hereby solemnly affirm and jointly state on oath as follows:

1. I, the Second Deponent No. 1 **SRI. REDDY VENKATA REDDY**, being the land owner of bearing Survey Number 86/13, measuring 1 Acre 20 Guntas, situated at Baygadagnahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, having valid right, title and interest over the Said Land who has entered into the Joint Development Agreement dated 07.02.2020, registered as Document No. ANK-1-07771 /2019-20 of Book-I, stored in CD No.ANKD739, in the office Sub-Registrar, Anekal ("JDA") with the 1st Deponent for the Development of the Said Land by composite development of Layout. The copy of the JDA is annexed herewith as Annexure "A".
2. I, the Second Deponents **SRI. K.C. MUNISWAMY REDDY** being the land owners of bearing Survey Number 86/14, measuring 1 Acre 2 Guntas, situated at Baygadagnahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, having valid right, title and interest over the Said Land who has entered into the Joint Development Agreement dated 20.06.2020, registered as Document No. ANK-1-00986 /2020-21 of Book-I, stored in CD No.ANKD812, in the office Sub-Registrar, Anekal ("JDA") with the 1st

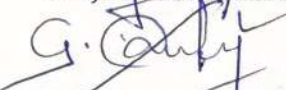

REDDY VENKATA REDDY


K.C. MUNISWAMY REDDY

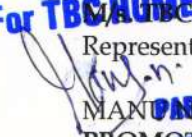

I. VIJAYA GOPAL REDDY 4


DASARI VENKATA SUBBA REDDY


REDDY KASI RAMESHWARA REDDY


MANJUNATHESHWAR ILLINDRA

LAND OWNERS

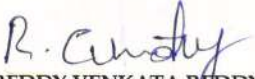
For **TBC HOMES INFRA CORP**
M/S. TBC Homes Infra Corp
Represented by its Partner

PARTNER
PROMOTER

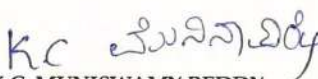


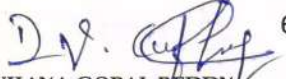
NO. OF CORRECTIONS 

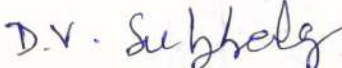
entered into the Joint Development Agreement dated 07.02.2020, registered as Document No. ANK-1-07767/2019-20 of Book-I, stored in CD No.ANKD739, in the office Sub-Registrar, Anekal ("JDA") with the 1st Deponent for the Development of the Said Land by composite development of Layout. The copy of the JDA is annexed herewith as Annexure "E".

6. I, the Second Deponent **SRI. MANJUNATHESHWAR ILLINDRA**, land owner of bearing Survey Number 87/2, measuring 1 Acre, 24 Guntas , situated at Baygadagnahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District,, having valid right, title and interest over the Said Land who has entered into the Joint Development Agreement dated 06.02.2020, registered as Document No. ANK-1-07755 /2019-20 of Book-I, stored in CD No.ANKD738, in the office Sub-Registrar, Anekal ("JDA") with the 1st Deponent for the Development of the Said Land by composite development of Layout. The copy of the JDA is annexed herewith as Annexure "F".
7. We, the Second Deponents, hereby undertake to indemnify the allottees on the following:
- In the event of any dispute related to the title of the property.
 - Transfer of land in contravention of the restriction imposed under Section 61 of the Karnataka Land Act and Rules Framed thereunder.
 - Alienation of land in contravention of Section 74 of the Karnataka Land Reforms Act 1961.
 - Transfer of Lands in contravention of the provisions of the Karnataka Village Officers Abolition Act 1961.
 - Transfer of Lands in contravention of the provisions of the Karnataka Land Grant Rules Act 1969.
 - Transfer of land in contravening the provisions of Section 79-B of the Karnataka Land Reforms Act 1961 (Imposing prohibition of holding


REDDY VENKATA REDDY


K.C. MUNISWAMY REDDY

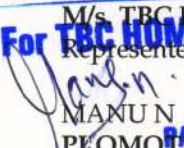

I. VIJAYA GOPAL REDDY


DASARI VENKATA SUBBA REDDY


REDDY KASI RAMESHWARA REDDY


MANJUNATHESHWAR IELINDRA

LAND OWNERS

M/s. TBC Homes Infra Corp
Represented by its Partner

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NO. OF CORRECTIONS. 

Agricultural Land by Certain persons No. RD 132 ERG 76 (P) dated 3.7.1985.

- g) Registration does not involve violation of section 22A of the registration Act 1908.
 - h) Transfer of land during the period in which a notification published under sub-section (1) of Section 4 of the Land Acquisition Act, 1894 (Central Act 1 of 1894 is in force in respect of such Land).
 - i) Transfer of Land in respect of which a notification published under section 17 of the Bangalore Development Authority Act 1976 (Karnataka Act 12 of 1976) is in force.
 - j) Transfer of site during the subsistence of the Lease Cum Sale Agreement entered into by the allottee with the Bangalore Development Authority (Allotment of Sites Rules) 1984 (Sl. No. 9, 10, 11 and 12 issued as per Notification No. RD 132 ERG 76 Bangalore, dated 20th June 1988.
8. That apart, the 1st Deponent/Promoter hereby specifically undertakes that, all the obligations and issues with respect to conferment of common amenities, common facilities to the Units fallen to the share of both the Developer and the Owners in terms of the JDA and shall be dealt, provided, complied and resolved solely by the 1st Deponent.
9. We, the Deponents jointly declaring that the entire saleable area in terms of the Joint Venture Agreement is sold by the Developer / promoter herein.
10. We, the Deponents jointly undertake that we shall be respectively/individually be liable and answerable to the Purchaser/s of the Unit/s pertaining to our shares and will indemnify the Purchaser/s in event of any breach of the terms and conditions of any Agreements, Deeds pertaining to the sale of Units and its ancillary obligations.
11. That the Said Land is not mortgaged.

R. Cudhy
REDDY VENKATA REDDY

K.C. Muniswamy Reddy
K.C. MUNISWAMY REDDY

I. Vijaya Gopal Reddy
I. VIJAYA GOPAL REDDY

DV Subbalekshmi
DASARI VENKATA SUBBA REDDY

K. Rameshwar Reddy
REDDY KASI RAMESHWARA REDDY

Manjunatheshwar Illindra
MANJUNATHESHWAR ILLINDRA

LAND OWNERS

For TBC HOMES Infra Corp
Represented by its Partner

MANU N.
PROMOTER



NO. OF CORRECTIONS

12. That the time period within which the Project shall be completed by us is 20.08.2022.
13. The Second Deponent hereby undertakes that, he/she/they shall open a separate bank account for deposit of seventy per cent (70%) of realisations from the Allottees for sale of his/her/their share independently, till completion of the Project development with agreed specification including in obtaining the occupancy/completion certificate for development of project.
14. The First Deponent hereby undertakes that, seventy per cent of the amounts realized by us for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a Scheduled Bank to cover the cost of construction and the land cost and shall be used only for that purpose.
15. We further swear that the amount from the separate account, to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of the Project.
16. We swear that the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and character account in practices that the withdrawal is in proportion to the percentage of completion of the project.
17. That we the Promoter/ land owners shall get the account audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such Chartered account and it shall be verified during the audit that the amount collected for a particular project have been utilized for the project and

R. Venkata Reddy
REDDY VENKATA REDDY

K.C. Muniswamy Reddy
K.C. MUNISWAMY REDDY

I. Vijaya Gopal Reddy 8
I. VIJAYA GOPAL REDDY

Dr. Subhalekshmi
DASARI VENKATA SUBBA REDDY

Reddy Kasi Rameshwar Reddy
REDDY KASI RAMESHWARA REDDY

Manjunatheshwar Iilindra
MANJUNATHESHWAR IILINDRA

LAND OWNERS

For TBC HOMES INFRA CORP
TBC Homes Infra Corp
Represented by its Partner
Manjunatheshwar Iilindra
MANJUNATH
PROMOTER



NO. OF CORRECTIONS *0*

the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

18. That we the Promoter/s and land owner/s shall take all the pending approvals on time, for the competent authorities.
19. That we the Promoter/s and land owner/s have furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.
20. That we the Promoter/s and land owner/s shall not discriminate against any allottee at the time of allotment of any apartment, plot or a building, as the case may be, on any grounds.

DEPONENTS

R. Venkatesh
REDDY VENKATA REDDY

K.C. Muniswamy Reddy
K.C. MUNISWAMY REDDY

I. Vijaya Gopal Reddy
I. VIJAYA GOPAL REDDY

Dr. Subba Reddy
DASARI VENKATA SUBBA REDDY

K. A. Rameshwar Reddy
REDDY KASI RAMESHWARA REDDY

Manjuna Theshwar Illindra
MANJUNA THESHWAR ILLINDRA

LAND OWNERS

M/s. TBC Homes Infra Corp
Represented by its Partner

MANU N
PROMOTER



A. Amaranarayana Reddy
AMARANARAYANA REDDY

ADVOCATE & NO. 13-11-2020
GOVERNMENT OF KARNATAKA
STB Complex, Next to Anekal Court
ANEKAL, Bangalore 562 106

NO. OF CORRECTIONS

13 NOV 2020